


5 Bedroom House for Sale in Pegeia, Paphos District

5-bedroom beachfront villa is situated in the sought-after Sea Caves area, offering direct sea access and uninterrupted panoramic views. Positioned  on a generous 1,331 m² plot, the residence features 318 m² of covered internal space and 109 m² of outdoor areas, designed to support comfortable year-round living by the coast. The layout spans three levels. The ground floor includes an open-plan living and dining area with direct access to the garden and a 17×4 m private swimming pool. A modern kitchen with a breakfast bar, two en-suite bedrooms with garden access, and a guest WC complete this level. On the upper floor, two more bedrooms with en-suite bathrooms open onto ...

Property Info

Covered Area	427
Covered Veranda	109
Floor Number	1
Total Number of Floors	1

Plot / Area Info

Plot area **1331**

Additional info

Reference Number	B225-3
Property type	House
Condition	Pre-Owned
Bathrooms	1

Amenities

Location

Location: Pegeia Region: **Paphos**
Coordinates: **34.88935 / 32.32765**

Price: €4 500 000 + VAT

VAT for this property is **€633,689** or **€855,000**. VAT usually is 19%. If it is your first purchase of property, you can have VAT reduced to 5% for the first 150sq.m. of the property.

VAT	Excluded	Title transfer fee	~€176 600.00	Common expenses	None
		Price per SQM	€10 539.00/m²		

Representative: Cyprus Developers Alliance (CDA Group)

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Price change history

€4 500 000 on Aug 26, 2025

